

116.0

0006

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
778,100 / 778,100
778,100 / 778,100
778,100 / 778,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZHANG HUALIANG &	
Owner 2: DING REN	
Owner 3:	
Street 1: 51 WRIGHT STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CAO HUAIGU -	
Owner 2: LIN CHUAN -	
Street 1: 51 WRIGHT STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1978, having primarily Vinyl Exterior and 2005 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5327	Sq. Ft.	Site			0	70.	1.09	6									405,868							405,900

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								74902
								GIS Ref
								GIS Ref
								Insp Date
								09/26/18
								I9053!



USER DEFINED

Prior Id # 1:	74902
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	08:23:24
LAST REV Date	Time
11/17/21	09:27:09
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	372,200	0	5,327.	405,900	778,100		Year end	12/23/2021
2021	101	FV	362,000	0	5,327.	405,900	767,900		Year End Roll	12/10/2020
2020	101	FV	362,000	0	5,327.	405,900	767,900		767,900 Year End Roll	12/18/2019
2019	101	FV	280,500	0	5,327.	400,100	680,600	680,600	Year End Roll	1/3/2019
2018	101	FV	280,500	0	5,327.	307,300	587,800	587,800	Year End Roll	12/20/2017
2017	101	FV	280,500	0	5,327.	289,900	570,400	570,400	Year End Roll	1/3/2017
2016	101	FV	279,900	0	5,327.	266,700	546,600	546,600	Year End	1/4/2016
2015	101	FV	273,200	0	5,327.	249,300	522,500	522,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAO HUAIGU,	67660-468		7/21/2016		639,500	No	No		
PILJA JASENKO,	54483-573		3/31/2010		552,000	No	No		
CORNETTA FREDER	36263-349		8/29/2002		465,000	No	No		
	23361-358		6/29/1993		178,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2021	1420	Addition	150,000	O				
7/27/1999	473	Wood Dec	2,200	C				8X10 WOOD DECK
9/23/1998	673	Manual	1,000	C				WINDOW REPLACEMENT
7/21/1995	416		1,000	C				WDK 8X15

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Info By Phon	DGM	D Mann
9/26/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
12/4/2002	MLS	MM	Mary M
3/13/2000	Inspected	264	PATRIOT
2/10/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix: 1	Rating:	OthrFix: 1	Rating:	OthrFix: 1	Rating:	OthrFix: 1	Rating:	OthrFix: 1	Rating:	OthrFix: 1	Rating:				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	Kits: 1	Rating: Good	A Kits: 1	Rating:	Frl: 1	Rating: Good	WSFlue: 1	Rating:	Condo Information	Residential Grid	Comments	Sketch				
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid				RESIDENTIAL GRID							
Grade: C - Average	Year Blt: 1978	Eff Yr Blt:	Alt LUC:	Total Units:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Jurisdct: G11	Fact: .	Const Mod:	Lump Sum Adj:	Floor:															
INTERIOR INFORMATION				% Own:															
Avg Ht/FL: STD				Name:															
Prim Int Wal 1 - Drywall				Phys Cond: GD - Good	15%	Functional:	%	Economic:	%	Special:	%	Override:	%	Exterior:	No Unit	RMS	BRS	FL	
Sec Int Wall: %				Total: 15	%	Const:	%	Baths:	%	Plumbing:	%	Electric:	%	Heating:	1	7	3	Totals	
Partition: T - Typical				Override:	%	Kitchen:													
Prim Floors: 3 - Hardwood				General:		Baths:													
Sec Floors: 6 - Ceramic Tile 10%				Total: 15	%	Plumbing:													
Bsmnt Flr: 12 - Concrete				Adj \$ / SQ: 140.00		Electric:		Other Features:		Adj \$ / SQ: 189.168		Depreciation:		Depreciated Total:					
Subfloor:				Size Adj.: 1.35000002		Int vs Ext: S		Grade Factor: 1.00		NBHD Inf: 1.00000000		Final Total: 372159		Net Sketched Area: 2,265		Total: 336,880			
Bsmnt Gar:				Const Adj.: 1.00088990		Heat Fuel: 2 - Gas		NBHD Mod: 1.00		WtAv\$/SQ: 140.00		Val/Su SzAd: 265.86		Size Ad: 1400	Gross Area: 2265	FinArea: 2005			
Electric: 3 - Typical				Adj Total: 437834		Heat Type: 3 - Forced H/W		LUC Factor: 1.00		AvRate: 1.00		Val/Su Net: 164.33							
Insulation: 2 - Typical				Depreciation: 65675		# Heat Sys: 1		Adj Total: 437834		Ind.Val: 189.17									
Int vs Ext: S				Final Total: 372200		% Heated: 100		Special Features: 0											
Heat Fuel: 2 - Gas				Val/Su SzAd: 265.86		Solar HW: NO	Central Vac: NO	Final Total: 372200											
Heat Type: 3 - Forced H/W				Depreciated Total: 372159		% Com Wal	% Sprinkled	Val/Su Net: 164.33											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID 116-0-0006-0022.0					
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
1	Metal Shed	D	Y	1	8X10	A	AV	1999	0.00	T	16	101							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			
																			